

094.0

0002

0032.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

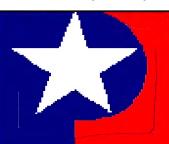
Total Card / Total Parcel  
1,351,900 / 1,351,900

USE VALUE:

1,351,900 / 1,351,900

ASSESSED:

1,351,900 / 1,351,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
17		AERIAL ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: BLOOM JONATHAN & MARIA	
Owner 2: KOUDINOVA TATIANA	
Owner 3:	

Street 1: 17 AERIAL ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: BORMIN DEVELOPMENT LLC -

Owner 2: -

Street 1: 1057 MAIN ST

Twn/City: TEWKSBURY

St/Prov: MA Cntry:

Postal: 01876

**NARRATIVE DESCRIPTION**

This parcel contains 8,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2019, having primarily Vinyl Exterior and 4053 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.83	5									462,000						462,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							8000.000		889,200		700		462,000		1,351,900							
Total Card							0.184		889,200		700		462,000		1,351,900		Entered Lot Size					
Total Parcel							0.184		889,200		700		462,000		1,351,900		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		333.56		/Parcel:		333.5		Land Unit Type:					

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	164,000	700	8,000.	462,000	626,700	626,700	Year End Roll	12/18/2019
2019	101	FV	148,300	700	8,000.	468,600	617,600	617,600	Year End Roll	1/3/2019
2018	101	FV	148,300	700	8,000.	349,800	498,800	498,800	Year End Roll	12/20/2017
2017	101	FV	148,300	700	8,000.	316,800	465,800	465,800	Year End Roll	1/3/2017
2016	101	FV	148,300	700	8,000.	303,600	452,600	452,600	Year End	1/4/2016
2015	101	FV	140,000	700	8,000.	257,400	398,100	398,100	Year End Roll	12/11/2014
2014	101	FV	140,000	700	8,000.	244,200	384,900	384,900	Year End Roll	12/16/2013
2013	101	FV	140,000	700	8,000.	232,300	373,000	373,000		12/13/2012

**Parcel ID** 094.0-0002-0032.0

!7725!

**PRINT****Date**  **Time** 12/10/20  22:20:13**LAST REV****Date**  **Time** 09/08/20  12:46:24

mmcmakin

7725

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BORMIN DEVELOPM	74279-87	1	3/12/2020		1,515,000	No	No		
PINTO CECILIA,	71142-190	1	6/12/2018	Change>Sale	520,000	No	No		
	7349-65		1/1/1901	Family		No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2019	1258	Heat App	23,500	O				
3/18/2019	350	New Buil	550,000	O				
2/28/2019	281	Demoliti	10,000	C				
6/5/1995	301	Manual	1,000					REBUILD WDK

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/8/2020	SQ Returned	MM	Mary M
3/12/2020	Meas/Inspect	DGM	D Mann
9/23/2019	Permit Visit	DGM	D Mann
9/27/2018	MEAS&NOTICE	BS	Barbara S
12/8/2008	Meas/Inspect	336	PATRIOT
3/2/2000	Inspected	276	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	197	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA

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